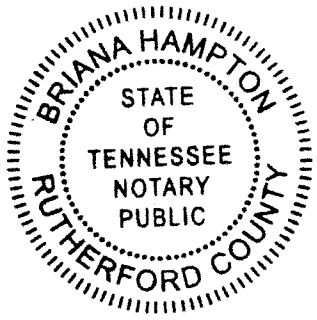


State of Tennessee)
County of ~~Williamson~~) Rutherford

The actual consideration or value, whichever is greater, for this transfer is ~~$590,000.00~~.

Affiant

Subscribed and sworn to before me, this the 29 day of April, 2025.

Notary Public

My commission expires: 2/18/2029

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY/ RETURN TO:

LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

Karen Johnson Davidson County
Batch# 1266032 DEEDWARR
04/30/2025 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20250430-0033410

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ashwini Renee Gudgel and Charles Gudgel	**NEW OWNERS**	**155-08-0E-010.00**
7324 Olmstead Dr.		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Donna G. Butler, unmarried, and Deborah A. Butler, unmarried

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashwini Renee Gudgel and Charles Gudgel, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Lot 69, as shown on the map entitled Final Plat, Resubdivision, Bellevue Highlands, Phase 1, of record as Instrument No. 20010202-0010398, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THOMAS R. BUTLER, JR. AND DEBORAH A. BUTLER, by deed from GILBERT R. PITTS AND WIFE, YUHONG TAO, of record in Instrument No. 20070802-0091785, dated July 26, 2007, said Register's Office. THOMAS R. BUTLER, JR. having since died intestate on or about July 3, 2021 leaving his only heirs his wife, Donna G. Butler and his daughter, Deborah A. Butler.
Affidavit of Heirship of record in Instrument No. 20250428-0032580, said Register's Office.

This is improved property known as 7324 Olmstead Dr., Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29 **day of** APRIL **, 2025.**

Donna G. Butler
Donna G. Butler

Deborah A. Butler
Deborah A. Butler

State of TENNESSEE)
County of WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Donna G. Butler, unmarried, and Deborah A. Butler, unmarried,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of April, 2025.

NOTARY PUBLIC
My Commission Expires: 3.24.2027

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/24/2027
WILLIAMSON COUNTY

Certificate of Authenticity

I, Aimee Cain, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 29, 2025.

Date

Aimee Cain

Affiant Signature

April 30, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30 day of April, 2025.

Notary's Signature

My Commission Expires: 3-18-2028

Date

Notary's Seal (if on paper)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-18-2028
RUTHERFORD COUNTY